

# Demolition/Conversion

For all Federal and State CDBG, HOME and NSP funded projects HCDD is required to follow the Section 104(d) of the Housing and Community Development Act of 1974, as amended (HCD Act) which requires a one-for-one replacement unit for each unit that may qualify as being a low/mod housing unit.

1. Determination Letter – questions based on requirements from 24 CFR Part 42.375(c).
2. Owner's Certification of Vacancy – if unit has been vacant three months (90) days prior to owner's request for funding than HCD Act will not apply.

NOTE: NSP has a waiver for one for one replacement of units, not a waiver for completing a Determination Letter. NSP also has an alternative requirement of identifying all following information:

- a. Number of low/mod units expected to be demolished or converted.
- b. Number of low/mod units expected to be produced.
- c. Number of units expected to be made available to low/mod tenants.
- d. Report actuals of above information.